

## WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 1, 2016

A regular meeting of the Walpole Planning Board was held on Thursday, September 1, 2016 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Elizabeth Gaffey, Vice Chairman; John Murtagh, Clerk; Joseph Moraski, and Elizabeth Dennehy, Director of Community Development.

Mr. Conroy opened the meeting at 7:03 p.m.

Minutes: Mr. Conroy moved to approve the minutes of June 16, 2016 with changes as requested by Mr. Moraski. Motion seconded by Mr. Murtagh and voted 4-0-0. Mr. Conroy moved to approve the minutes of July 14, 2016 with changes. Motion seconded by Mr. Murtagh and voted 4-0-0.

**7:05: Brush Hill Discussion:** Mr. Hasenjaeger was present to discuss the Brush Hill subdivision punch list. Mr. Conroy stated that the latest punch list from Margaret Walker is dated August 18, 2016. He stated the issue is there are outstanding items still and when all items have been completed to Ms. Walker's approval, we can move forward, just like we have done in the past. Mr. Hasenjaeger stated there is an issue with the punch list as he never received it. Mr. Conroy stated there have been no new items added to the punch list and items were removed as they were completed. Mr. Hasenjaeger stated he has a receipt from Margaret Walker for the submission of the Form H. Regarding street trees, Mr. Conroy stated that Mr. Hasenjaeger should have requested a waiver up front and he didn't do that so he needs to provide street trees. Mr. Hasenjaeger stated the trees would need to be on the plan or addressed in the decision and because they weren't he shouldn't have to do them. Mr. Conroy disagreed. Mr. Moraski stated that on Page 4 of the decision, Condition #5 under Waivers states that the Planning Board grants a waiver for the delineation of street trees on the subdivision. Ms. Dennehy stated Mr. Hasenjaeger didn't waive the trees, he waived the delineation of the trees. Mr. Hasenjaeger stated he is asking now. Mr. Conroy stated that can't be done after the fact. Mr. Hasenjaeger asked who is the judge of street trees. Mr. Conroy stated the tree warden. Mr. Hasenjaeger stated that Rob LeBlanc said they don't need trees. Mr. Conroy stated we will write a letter to the people in the subdivision to let them know what they are entitled to and ask them if they want trees or not. Mr. Hasenjaeger asked what he means by entitled to trees. Mr. Moraski responded it is as per our Rules and Regulations. Mr. Hasenjaeger stated you are not going to honor the fact that these people don't want trees. You are forcing trees on them. Mr. Conroy stated we don't want to have a residents' hearing where everybody complains.

Mr. Conroy stated the best way to deal with the trees is that Mr. LeBlanc, Tree Warden, should prepare a list. Mr. Hasenjaeger stated he had a person coming out to clean out the basins and should he cancel him. Mr. Conroy stated that is Mr. Hasenjaeger's call. The street trees have to be done. Mr. Hasenjaeger asked if the board would vote on the waiver of the bounds and Mr. Conroy stated we need to wait to talk to Ms. Walker. Mr. Hasenjaeger asked that Mr. Conroy tell her to give him a copy of the punch list. Mr. Conroy stated it is not a punch list, but an outstanding work list at this point. Ms. Gaffey stated the people are entitled to what is required. Mr. Conroy stated maybe Mr. LeBlanc will say everything is okay, then you will be all set.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 1, 2016 (2)

Mr. Murtagh asked if it is up to the owner and Mr. Conroy stated no, it up to the tree warden. Mr. Murtagh asked if this will make town meeting and Mr. Conroy stated no, he wasn't ready anyway. Mr. Conroy stated the tree warden will do each individual home and tell us what each one needs. If a homeowner doesn't want trees, Mr. Hasenjaeger can contribute money to Mr. LeBlanc's tree fund. Mr. Hasenjaeger stated he is not going to do that and asked where it says that.

Ms. Dennehy asked what the board would like sent to the homeowners. Mr. Conroy stated a copy of our rules and regulations, a copy of the plan and a copy of the decision. We should ask them if they want street trees, yes or no. Ms. Dennehy agreed and stated they can contact us via a postage prepaid envelope or by email if that is easier.

Mr. Conroy stated that in the future any correspondence to Mr. Hasenjaeger would be sent via certified mail.

**8:20 p.m. Maplewood Condos, Off Pleasant Street Continued Hearing, Case No. 16-5:** Mr. Conroy read a request from the applicant's attorney, Philip Macchi, 1256 Washington Street, Norwood, MA dated August 31, 2016 requesting this hearing be continued without testimony to the board's first available meeting in October and also granting the board an extension of time up to and including October 31, 2016. Mr. Conroy moved to accept an extension of time up to and including October 31, 2016. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy continued this hearing without testimony to October 6, 2016 at 7:30 p.m.

**8:26 p.m. Chris' Service Center, 1675 & 1701 Main Street, Case No. 16-9:** Mr. Conroy read the public hearing notice. The applicant was represented by David Johnson, Norwood Engineering, Norwood, MA. Mr. Johnson stated Mr. Colahan has been at this location for 42 years and in town about 50 years. He tows for the town, the police, etc. He is proposing not to expand the repair business, but to create a garage so his vehicles can be out of the weather. He submitted pictures of Mr. Colahan's vehicles. He has four large wreckers and a hazardous response unit. The building he is proposing to build is 80'x120' and will be attached to the existing building, but separate from the vehicles being repaired. The entrance will be down by Industrial Road and they will enter in the back of the building. The vehicle to be serviced by the service center will continue to enter where they do now. It is a ten acre site. They meet or exceed the parking requirements and the impervious cover requirements.

Regarding storm water, it is difficult to deal with it because this is a flat site surrounded by wetlands. There will be new pavement. Mr. Johnson explained the drainage system and stated there will also be a check valve by the fore bay. All storm water will be kept on site. The fire department wanted the building to be sprinklered. They have a negative determination and a land alteration permit issued by the Conservation Commission. This will primarily be just a garage.

Mr. Conroy read letters from the Board of Health, Fire Department, Sewer and Water Commission, Conservation Commission, Town Engineer and Elizabeth Dennehy, Community Development Director.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 1, 2016 (3)

Ms. Dennehy stated the board received her comments in their packets. She feels this is a good project, well designed and they meet all the requirements. There will be no increase in traffic or employees.

Mr. Moraski questioned a letter from David Johnson, Norwood Engineering to Mr. Conroy and Mr. Wiley dated August 3, 2016 regarding his responses to Ms. Walker's comments of July 28, 2016. He stated the Board of Health wants a Title V inspection and questioned why they want that as there is no proposed increase in the number of employees. Mr. Johnson stated that is their standard operating procedure. Mr. Colahan did a preliminary one at the start of the project, which will be submitted. He also stated that the water line will be outside the pavement as requested by Rick Mattson and they will pursue that. Mr. Moraski questioned floor drains and asked if there will be any. Mr. Johnson stated he doesn't think so and doesn't think they are allowed any more. Mr. Moraski stated on Page 5 of the Development Impact Statement, it reads: "...The proposed garage is not an expansion of the existing time. The proposed garage is not an expansion of the existing auto repair business located on the site....". He feels the first sentence should be removed.

Mr. Moraski asked if they got their permits from the Conservation Commission and Mr. Johnson stated yes. Mr. Moraski stated the plans submitted were really nice and feels that Mr. Johnson did a good job. Ms. Gaffey questioned a land disturbance permit and Mr. Johnson stated they have it. Ms. Gaffey asked if they spoke with the Fire Department about the sprinkler line going in. Mr. Johnson stated they need a 6" water line. It will be a wet system as the garage will be heated. Ms. Gaffey asked if there will still be parking out front and will they meet the front setbacks or will it change a little. Mr. Johnson stated the bylaw doesn't say "shall", it says "you should". There is no parking in the front, but will be to the side.

Mr. Murtagh asked if they only have one hazardous waste truck and Mr. Colahan stated yes. Mr. Murtagh asked if they are storing hazardous waste on site and Mr. Johnson stated no. Mr. Murtagh asked where will there be parking as there is a high water table and Mr. Johnson stated inside on concrete. Mr. Murtagh questioned what if they have a spill and Mr. Johnson stated that is why it is in the building. Mr. Murtagh asked if they notified DEP and Mr. Johnson stated yes as part of the Conservation Commission determination. Mr. Murtagh stated this is a good plan. Mr. Conroy asked if they are allowed to bring the hazardous material back or do you dump it and Mr. Colahan stated it depends on the town. Some towns want it left there and some want it taken away. If it is brought back, a company picks it up the next day. Mr. Conroy stated the new circulation is much better. Mr. Colahan stated they have 2000 pounds of speedy dry on the truck and ten (10) 55 gallon drums. They pump into the drums and then seal them. Mr. Conroy stated his only question is Lot 71 and Lot 72 – two lots under common ownership. Mr. Johnson stated yes and that they will be filing an ANR plan with the Planning Board. Mr. Murtagh asked if chances of a spill are rare and Mr. Johnson stated they only store something overnight.

There were no comments from the public.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 1, 2016 (4)

Mr. Conroy moved to close the hearing. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy moved to grant site plan approval with the board's standard condition and no special conditions. Motion seconded by Mr. Moraski and voted 4-0-0.

**ANR – DiSangro, Production Road:** Mr. Conroy moved to endorse an ANR entitled "Plan of Land on Production Road in Walpole, MA" prepared for John and Pauline DiSangro, 11 Surrey Road, Norwood, MA by Gallagher Engineering, 4 Windsor Drive, Foxboro, MA dated June 16, 2016 finding Form A in order and subdivision control not required. Motion seconded by Mr. Moraski and voted 4-0-0.

**Fairfield Inn, Route 1, Case No. 16-8:** Mr. Conroy moved to endorse the site plan prepared by Norwood Engineering Company, Inc. dated May 2, 2016, latest revision July 6, 2016, as may be amended. Motion seconded by Mr. Moraski and voted 4-0-0.

**Chieftain Way Subdivision, Bond Release:** Mr. Conroy requested the punch list generated by Ms. Walker, Town Engineer, be forwarded to Richard Shields.

**Walpole Police Department, South Street, Case No. 16-7:** Mr. Conroy moved to endorse the site plan for the Walpole Police Department. Motion seconded by Mr. Moraski and voted 4-0-0.

**Boyden Estates Subdivision Appeal:** Mr. Conroy asked the board members if they were served this appeal at home and Ms. Gaffey stated all the addresses for the board members were at town hall. Mr. Conroy asked that the request for a bond figure be forwarded to Ms. Walker as the appeal was dismissed.

**Mullin Rule:** Mr. Moraski requested that this subject be added to our agenda. Mr. Conroy stated we should not accept the Mullin Rule as we are an elected board. Mr. Moraski stated that a member could review the meeting minutes and the tape of the meeting and then certify that they did that. That certification would be added to the file. He also thinks the board could opt out of this at any time. Ms. Dennehy stated she will look into this. Mr. Murtagh agreed with Mr. Conroy that we shouldn't adopt this rule as we are an elected board. He would feel differently if we were appointed.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 4-0-0. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted on 10/6/16